

January 6, 2015



Talbot County Planning Commission
Final Decision Summary

Wednesday, November 5, 2014 at 9:00 a.m.

Bradley Meeting Room

11 N. Washington Street, Easton, Maryland

Attendance:

Commission Members:

Thomas Hughes
William Boicourt
Michael Sullivan
Paul Spies
Jack Fischer

Staff:

Mary Kay Verdery, Interim Planning Officer
Jeremy Rothwell, Planner I
Martin Sokolich, Long Range Planner
Robert Graham, Code Enforcement Officer
Anthony Kupersmith, Assistant County Attorney
Carole Sellman, Recording Secretary

1. Call to Order—Commissioner Hughes called the meeting to order at 9:00 a.m.

2. Decision Summary Review—October 1, 2014:

Commissioner Boicourt moved to postpone the review of the draft Planning Commission Decision Summary for October 1, 2014, because minutes were extensive and additional review time was needed; Commissioner Fischer seconded the motion. The motion carried unanimously.

3. Special Meeting Decision Summary Review

a. June 25, 2014—The Commission noted the following corrections to the draft decision summary:

- (1) Line 88, insert the word "boundaries".
- (2) Line 163, item V.g. change to read "Add to implementation policies that developer pays for creating necessary infrastructure associated with his development."

b. July 2, 2014—The Commission noted the following corrections to the draft decision summary:

- (1) Line 42-45, Commissioner Hughes stated he had mentioned the Wallace & Montgomery Traffic Study completed in 2005 which noted much of St. Michaels Road was already operating as at level of service "D". This needs to be placed in the Comprehensive Plan. A large portion west of St. Michaels from Bozman Road to St. Michaels at certain times of day is already at service level D.

- (2) Line 100, need to get the definition of infill in context of villages defined, as it is different definition in regard to villages than other areas. Need to get definition of infill per MDP/PFA guidelines.
- (3) Line 110, Commissioner Hughes asked what was the states rule regarding signs, such as flashing date and time. The Commission discussed what they had previously allowed regarding date and time on signs, which was a bank type sign with a limited amount of times it could change on a daily basis. Commissioner Hughes asked that this item be flagged to check in the Comprehensive Plan. Commissioner Boicourt wants to check Easton ordinance.
- (4) Line 112, amend to read as follows: "Note that the village sewer lines were installed to address public health and safety issues."
- c. August 6, 2014—The Commission noted the following corrections to the draft decision summary:
- (1) Line 116, item g, amend to read as follows: Page 11 return the Western Rural Conservation's land use policies in the 2005 Plan to the updated draft plan especially the removal or modification of the three additional lots permitted above the one dwelling per twenty acre base density."
- d. August 20, 2014—The Commission noted the following corrections to the draft decision summary:
- (1) Line 17, delete the word "modified".
- (2) Line 45, Correct to read as follows: "Note: illustrations, use design manual photos captions."
- e. September 3, 2014—The Commission noted the following corrections to the draft decision summary:
- (1) Line 63, amend to read as follows: "Western village scenario recommended by the Planning Commission would allow between 10 and 49 percent increase in development and be consistent with all laws and regulations."
- (2) Line 77-78, – Vision Statement, Land Use, Chapter 2.
- (3) Line 89, make sure the definition of rural village gets in the Comprehensive Plan.
- (4) Line 96, delete dii.
- (5) Line 109, amend to read as follows: Village PFAs are not 3.5 DUs/acre as per state law; density should reflect existing character and density."
- f. September 22, 2014—The Commission noted the following corrections to the draft decision summary:
- (1) Line 6, amend to read as follows: "Rio Vista does not want to be annexed into St. Michaels."
- (2) Line 11, amend to read as follows: "Chester Park is not a town growth area. Change designation to appropriate County designation. Check PFA boundary on west side of town."

- 98 (3) Line 15, delete CPA, replace with "Comprehensive Plan".
99 (3) Line 29, amend to read as follows: "Mr. Hughes distributed the hurricane
100 inundation maps illustrating the need for concern regarding one road in,
101 one road out during evacuations."
102 (4) Line 38, we need to get some hard numbers regarding the growth area
103 acreage to put in the Comprehensive Plan.
104 (5) Line 45, amend to read as follows: "Very low income population can only
105 be served where public transportation and other services are available."
106 (6) Line 50, Need to find the date of any expiration in the hospital agreement,
107 do they have to break ground by a certain date, or is that open ended, that
108 should be in there.
109 (6) Line 72, VMT spell out vehicle miles traveled.
110

111 Commissioner Boicourt moved to approve the Planning Commission Special
112 Meeting Draft Decision Summary reports for June 25, 2014, July 2, 2014,
113 August 6, 2014, August 20, 2014, September 3, 2014, and September 22, 2014, as
114 amended; Commissioner Sullivan seconded the motion. The motion carried
115 unanimously.
116

117 **4. Old Business**—None.
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119 **5. New Business**
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- 121 a. Harleigh Revocable Deed of Trust Brian Cass, Substitute Trustee; Charlecote,
122 LLC; Harleigh Farm LLC—28181 Harleigh Lane, Oxford, MD 21654, (map 48,
123 grid 8, parcels 6 & 138, Lots 1, 2, 4, 5 & 6, zoned Rural Conservation/Rural
124 Residential), Bill Stagg, Lane Engineering, Agent.
125

126 Ms. Verdery stated this project has been withdrawn to a future date at the request
127 of the applicant.
128

129 **6. Discussion Items**

- 130 a. New Council Members
131

132 Ms. Verdery stated that Corey Pack, Laura Price and Dirk Bartlett are all
133 returning and Chuck Callahan and Jennifer Williams will be part of the new
134 council. We have given each Commission member a County email address. If you
135 are going to email or request information from the County or email one another
136 about County business please always use the County email for that. Mr. Boicourt
137 was advised that the next Council will be responsible for making the decision to
138 renew his term on the Commission. Ms. Verdery thanked those who attended the
139 County Council meeting for Community Planning month and for all the work the
140 Commission members do. All of our work is appreciated.
141

142 Commissioner Fischer said he would like to look at the gateway regulations in the
143 new year. He is uncomfortable with elements of the current gateway regulations.

Commissioner Hughes asked if it would come under Comprehensive Plan or zoning review. It was decided it would come under zoning review.

7. Staff Matters

8. WorkSessions

9. Commission Matters

At 9:44 a.m. Commissioner Spies moved to adjourn for executive session, Commissioner Sullivan seconded the motion. The motion carried unanimously

Reconvened 10:50 a.m.

10. Adjournment

Commissioner Hughes adjourned the Planning Commission meeting at 10:51 a.m. to special meeting for Comprehensive Plan update.